

**Foxborough Planning Board
Meeting Minutes
January 29, 2015
Boyden Library**

Members Present: Kevin Weinfeld, William Grieder, John Rhoads, Gary Whitehouse, Gordon Greene

Members Absent: Ron Bressé

Also Present: Planner Sharon Wason, Staff Planner Gaby Jordan

Route 1 Master Plan Workshop

Mr. Weinfeld introduced tonight's meeting which will be about the Master Plan and Route 1.

Consultant Kathy McCabe reviewed the agenda for the meeting and the schedule for the Master Plan process. There will be a meeting on March 26th to discuss Goals and Priorities for Foxboro, a draft Master Plan should be ready by May and hearings would be held in June.

Ms. McCabe then reviewed the progress on the Master Plan so far. The Vision was discussed in the first phase, four focused growth nodes were created in the Downtown Area, the North Growth Node which includes Route 1, the Chestnut Green Growth Node and the Southern Growth Node which includes Foxfield Plaza.

Ms. McCabe has been conducting weekly polls of the townspeople asking about Route 1, billboards, taxes, Open Space, etc.

There are 1332 acres of commercially zoned land in Foxboro and of that 840 acres are located on Route 1. How this land can be developed is constrained by the availability of water, sewer, utilities, wetlands, location of ledge, access and transportation, zoning and market conditions.

Tim Theis then took over the discussion and explained the future development considerations. The Route 1 area is in a Water Resource Protection District which limits the impervious areas to no more than 15%. Mr. Theis also discussed sewer which is a major development constraint. Most sites rely on on-site septic systems except Gillette and Patriot Place which have private wastewater plants. Future approaches would be to work with the town or create separate shared treatment plants. The Municipal approach would help to address the areas of critical needs; the independent option would have individual wastewater treatment plants.

In regards to electric and power, currently the area is serviced by National Grid's Union Loop which may not have sufficient capacity for future development but a substation may be added in the future. Wetlands and conservation land in the area include the cranberry bog, scattered wetlands and vernal pools.

Tim Thompson discussed transportation. There are approximately 28,000 vehicles per day on Route 1 so traffic management and alternatives for emergencies are a concern. Access management through frontage roads and shared driveways should be utilized. Mr. Thompson also discussed shared use paths for connections for both bikes and pedestrians using the existing train right-of-way and also transit access by the "T".

Current market conditions are soft but strengthening and many Route 1 sites are appropriate for redevelopment. The current zoning along Route 1 is S1, Highway Business, General Industrial and Light Industrial. There is also an Economic Development Overlay District.

The need to balance the small town feel of the downtown area with Route 1 was discussed, also the use of green corridors as buffers. The need is to balance commercial growth with residential neighbors.

Identifiable issues include the need for more trees, lighting including street lighting and signage regulations.

A summary report will be prepared.

Invoice from McCabe and Associates

The second bill has been received from Ms. McCabe. Twenty percent of the budget has now been used.

A motion to submit the bill in the amount of \$8,400 was made by Mr. Greene and seconded by Mr. Rhodes. The motion carried 5-0-0.

Articles for Spring Town Meeting

Ms. Wason distributed the draft Town Meeting Warrant Articles for the upcoming May Town Meeting. The Public Hearings have been scheduled for February 26th.

The residents of Garrett Spillane Road want to get the road submitted for acceptance at this Town Meeting. This road was not built as a subdivision and is not built to subdivision standards. Mr. Martyniak is refusing to pay for the street lights on the road.

The meeting was adjourned at 9:45 p.m.

Respectfully submitted,

Diana Gray

Approved by: Kevin Weinfeld

Date: 4/2/15